

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Montgomery County**

State: **PA**

PJ's Total HOME Allocation Received: **\$20,729,242**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 29			
% of Funds Committed	98.80 %	96.16 %	11	94.94 %	85	84	
% of Funds Disbursed	87.19 %	89.58 %	24	84.35 %	56	53	
Leveraging Ratio for Rental Activities	4.4	4.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.61 %	93.20 %	27	81.38 %	38	34	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.63 %	70.00 %	17	68.05 %	51	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.54 %	82.54 %	19	79.65 %	31	32	
% of 0-30% AMI Renters to All Renters***	28.88 %	37.52 %	20	44.76 %	21	23	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.06 %	98.38 %	21	94.31 %	41	39	
Overall Ranking:			In State:	19 / 29	Nationally:	51	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$11,968	\$19,397		\$25,245	748 Units	73.40 %	
Homebuyer Unit	\$47,889	\$15,437		\$14,395	51 Units	5.00 %	
Homeowner-Rehab Unit	\$18,946	\$15,829		\$20,186	25 Units	2.50 %	
TBRA Unit	\$9,821	\$5,779		\$3,142	195 Units	19.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Montgomery County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$56,672	\$112,249	\$21,042
State:*	\$96,557	\$35,942	\$15,897
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.4 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.08

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	86.2	52.9	40.0	62.1
Black/African American:	11.3	39.2	60.0	34.9
Asian:	0.6	0.0	0.0	0.5
American Indian/Alaska Native:	0.1	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	2.0	0.0	0.0
Black/African American and White:	0.1	2.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	2.0	0.0	0.5
Asian/Pacific Islander:	0.1	0.0	0.0	0.5

ETHNICITY:

Hispanic	1.4	2.0	0.0	1.5
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HOUSEHOLD SIZE:

1 Person:	70.9	15.7	40.0	55.4
2 Persons:	21.1	29.4	36.0	21.0
3 Persons:	4.1	27.5	4.0	16.9
4 Persons:	2.5	15.7	12.0	5.1
5 Persons:	0.7	7.8	4.0	1.0
6 Persons:	0.6	3.9	4.0	0.0
7 Persons:	0.1	0.0	0.0	0.5
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.6	43.1	24.0	62.6
Elderly:	82.4	0.0	48.0	1.0
Related/Single Parent:	5.1	35.3	12.0	22.6
Related/Two Parent:	1.9	19.6	16.0	5.6
Other:	0.0	2.0	0.0	8.2

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	21.6	3.9 [#]
HOME TBRA:	0.0	
Other:	12.7	
No Assistance:	65.7	

of Section 504 Compliant Units / Completed Units Since 2001 10

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Montgomery County

State: PA

Group Rank: 51
(Percentile)

State Rank: 19 / 29 PJs

Overall Rank: 51
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	86.61	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	72.63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.54	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	97.06	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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